

Harrison Robinson

Estate Agents



20 Alexandra Crescent, Ilkley, LS29 9ER

Price Guide £599,950

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GROUND FLOOR

Entrance Hall

Original timber door with attractive, glazed panels and obscure, single glazed, side window opens into a charming hallway with floorboards, dado rail and coving. Wooden doors lead into the lounge and dining kitchen. Useful under stairs storage cupboard, return wooden stairs with original timber bannister lead up to the first floor landing.

Lounge

14'5" x 12'5" (4.4 x 3.8)

A lovely sitting room to the front of the property with double glazed, timber framed, box bay window with high, leaded, obscure glazed panels overlooking the front garden. A multifuel stove sits on a stone hearth, timber surround and exposed brickwork, fitted shelving to one alcove, floorboards, picture rail, coving, radiator.

Living Dining Kitchen

19'4" x 13'1" (5.9 x 4)

A light and airy, spacious room to the rear of the house fitted with a range of cream 'Shaker style' base and wall units with stainless steel handles and granite work surfaces and upstands incorporating a breakfast bar with cupboards beneath. A full complement of high quality, Neff, integral appliances include an electric oven, four ring gas hob with stainless steel extractor over, microwave and dishwasher. Inset stainless steel sink with chrome, mixer tap, glass shelving, downlighting. Stone effect, vinyl flooring, timber glazed doors open into the sun room. Ample room for a family dining table with fitted cupboards to alcoves and charming, cast iron fireplace with tiled slips. Double, timber glazed doors open into the sun room, radiator, continuation of the stone effect flooring. This is a fabulous space for entertaining and one can imagine many happy times with family and friends here.

Garden Room

20'4" x 5'10" (6.2 x 1.8)

A lovely, sunny room running the width of the property enjoying fabulous views over the private, rear garden. Timber framed double glazed windows and roof, terracotta tiled flooring and

exposed stonework. Cream base and wall units to one wall with stainless steel handles and granite worksurface with space and plumbing for a washing machine. Power and wall lights. A glazed timber door leads out to the garden.

FIRST FLOOR

Landing

A return, wooden staircase with bannister leads up to the first floor landing where doors open into two double bedrooms, a single bedroom/nursery/home office and the house bathroom. Solid wood flooring, bannister.

Bedroom Two

12'5" x 12'1" (3.8 x 3.7)

A lovely sized, double bedroom with double glazed, timber framed window to the front elevation. Wooden flooring, fitted shelving, radiator.

Bedroom Three

13'1" x 12'1" (4 x 3.7)

A spacious double bedroom to the rear of the house with double glazed window overlooking the garden and with glimpses of hills in the distance. Carpeted flooring, radiator.

Bedroom Four

7'2" x 6'6" (2.2 x 2)

A single bedroom to the front elevation which would make an ideal home office or nursery with double glazed window, solid wood flooring and radiator.

Bathroom

A modern, four-piece bathroom with low level w/c with concealed cistern, pedestal hand basin with chrome, mixer tap, glass shelf and wall mirror and panel bath with central chrome, mixer tap. Separate shower cubicle with chrome, thermostatic shower and sliding glass doors. Chrome, ladder style, heated towel rail, recessed cupboard housing recently installed boiler. White tiling to walls, wood effect vinyl flooring, obscure glazed window to rear elevation.

SECOND FLOOR

Landing

Carpeted return stairs with bannister lead up to the second floor landing/home office area with ample room for a desk. Two Veluxes affording lovely, long distance views, under eaves storage, exposed beam, floorboards.

Master Bedroom

17'0" x 12'5" (5.2 x 3.8)

A lovely, light and airy double bedroom courtesy of five double glazed Veluxes with fitted blinds and fabulous views across the Wharfe Valley, up to Ilkley Moor and the iconic Cow and Calf Rocks. Fitted wardrobes, recessed shelving and cupboards, under eaves storage, floorboards. Door into:

En Suite Shower Room

Fitted with a low level w/c, pedestal hand basin with chrome, mixer tap and shower cubicle with a Grohe, thermostatic shower and glass, sliding doors. White wall tiling, downlighting, Velux, solid wood flooring.

OUTSIDE

Garden

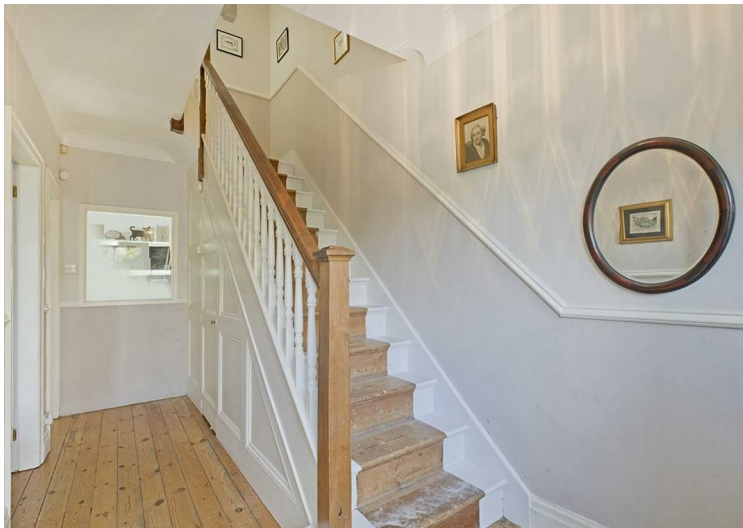
To the front there is a good sized, level lawn behind low stone walling with borders with mature shrubs and flowering plants. A paved pathway leads to a stone step at the original timber

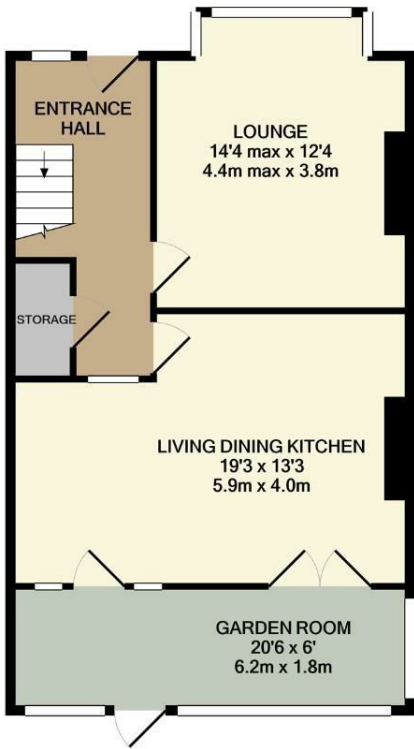
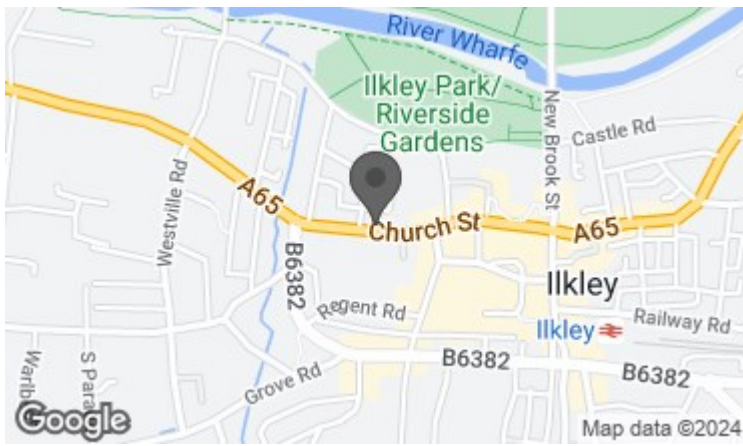
entrance door beneath a covered porch area. To the rear one finds a charming, enclosed, private garden, predominantly laid to lawn with a range of mature shrubs and fruit trees. A paved pathway from the sunroom leads to a lovely patio area, ideal for relaxing or al-fresco dining. A stone wall and smart fencing maintain privacy and security and a wooden gate gives access to the quiet, rear lane. A timber shed provides storage, outside tap. This is a lovely, surprisingly spacious garden for a property so close to the town centre.

UTILITIES AND SERVICES

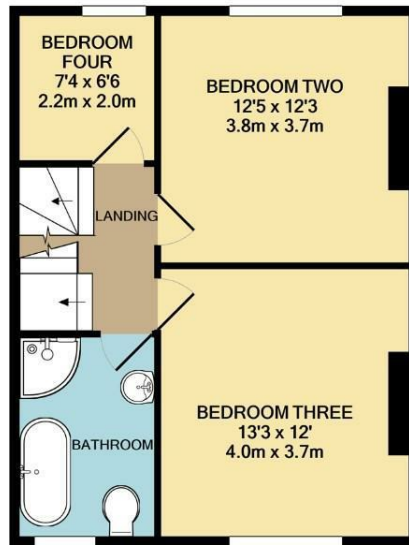
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

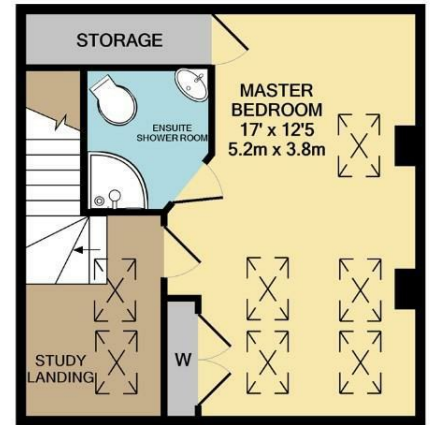




GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.5 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1465 SQ.FT. (136.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating	
Current	Potential
67	79

Environmental Impact (CO ₂) Rating	
Current	Potential
B	C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.